

**FLATHEAD COUNTY PLANNING AND ZONING OFFICE
KALISPELL CITY-COUNTY MASTER PLAN YEAR 2010
MASTER PLAN MAP AMENDMENT REPORT (#FPMA-15-01)
MAY 27, 2015**

A report to the Flathead County Planning Board and Board of Commissioners regarding a request by Sands Surveying, Inc., on behalf of David J. Schmeeckle and Schmeeckle Brother, LLC to amend the Kalispell City-County Master Plan Year 2010, which is an addendum of the Flathead County Growth Policy.

The Flathead County Planning Board will conduct a public hearing on the proposed amendment to the Kalispell City-County Master Plan Year 2010 on June 10, 2015 in the 2nd Floor Conference Room, 1035 1st Ave West, Kalispell. A recommendation from the Planning Board will be forwarded to the Board of Commissioners for their consideration. A copy of the current Kalispell City-County Master Plan Year 2010 as well as the proposed amendment(s) are available for public inspection in the Flathead County Planning and Zoning Office, Earl Bennett Building, 1035 First Avenue West, in Kalispell.

I. APPLICATION REVIEW UPDATES

A. Planning Board

This space will contain an update regarding the June 10, 2015 Flathead County Planning Board review of the proposal.

B. Commission

This space will contain an update regarding the Flathead County Commissioners review of the proposal.

II. GENERAL INFORMATION

A. Application Personnel

i. Applicant(s)

David J. Schmeeckle and Schmeeckle Brothers LLC
1101 Whitefish Stage
Kalispell, MT 59901

ii. Technical Assistance

Sands Surveying Inc.
2 Village Loop
Kalispell, MT 59901

B. Subject Property Location and Legal Description (if a map amendment)

The subject property consists of one tract of record located at 1101 Whitefish Stage Road approximately 0.25 south of Fairview Boulevard. The property is legally described as Lot 2 of Resubdivision of RJ's Northern Park and beginning at the northwest corner of Lot 1 of Resubdivision of RJ's Northern Park which is a found iron pin at the easterly R/W of Whitefish Stage Road; thence N89°32'39E 101.46 feet to a set iron pin; thence S01°53'00W 229.31 feet to a set iron pin; thence S89°34'11W 101.46 feet to a point on said easterly R/W; thence along said R/W N01°53'00E 229.26 feet to the point of beginning in Section 05, Township 28 North, Range 21 West, P.M.M., Flathead County, Montana.

[illegible]

The subject property is located within the Kalispell City-County Master Plan Year 2010 (Master Plan) adopted by Resolution #578A on February 6, 1986 and the site is currently designated as ‘*Suburban Residential*’ and ‘*Urban Residential*’. The boundaries of the Master Plan encompass the City of Kalispell and vicinity. The Master Plan generally forms a square around the city and is bounded by Rose Crossing to the north and Rocky Cliff Drive to the south and West Valley Drive on the west and Fairmont Road on the east. The Master Plan area is urban with rural areas near the outer edges. The adoption of the plan was a cooperative effort between the City of Kalispell and Flathead County as a guide to decisions concerning the physical, social, economic, and environmental development of the planning jurisdiction.

The applicant is proposing a Master Plan map amendment in conjunction with a zone change request for the subject property (FZC-15-01). The subject property is located on Whitefish Stage less than a quarter of a mile south of Fairway Boulevard and currently accessed from Whitefish Stage Road. According to the application, the applicant is proposing a map amendment because the property owner, “has owned the land for a number of years and has operated a number of businesses in the existing

buildings located on Lot 2. The applicant wished to expand one of the businesses when he discovered that he was a legal ‘non-conforming use’ and needed a CUP to expand the business. After meeting with Planning Staff the landowners discovered that the property is located directly adjacent to industrially zoned property. After considering his options, Mr. Schmeckle decided to request this plan amendment and rezone the property to that of the neighboring properties located to the south. The plan amendment would eliminate the ‘non-conforming’ status, recognize the historical use, and match his neighbors light industrial zoning designation.”

Figure 2: Kalispell City-County Planning Jurisdiction Master Plan Map Year 2010 with amendments

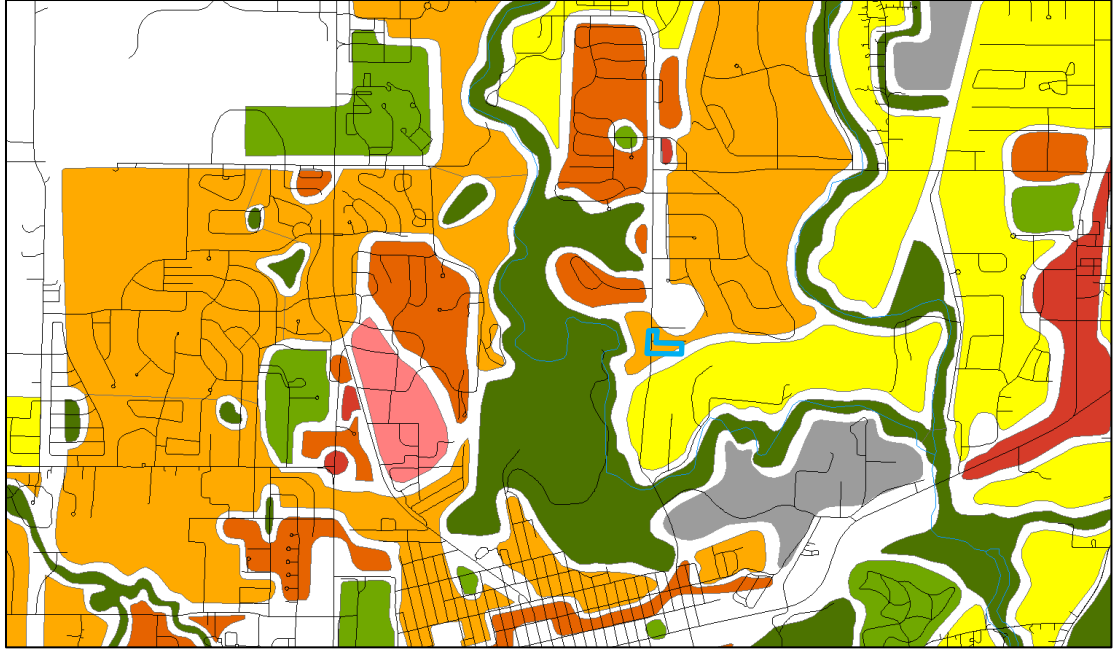
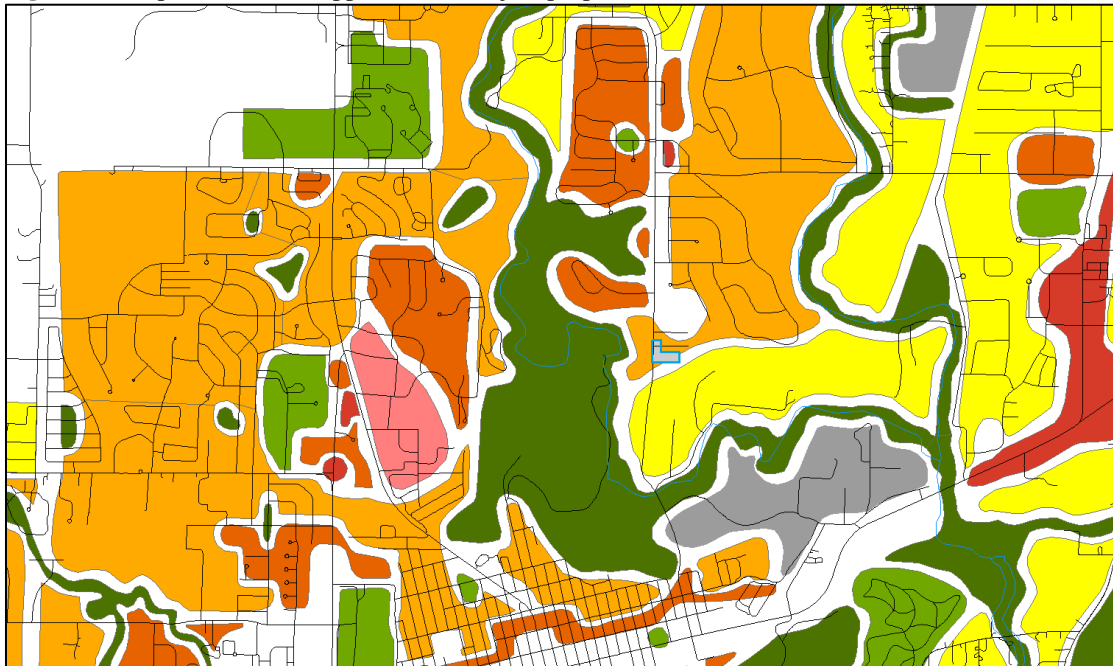


Figure 3: Proposed land use applicable to subject properties (outlined in blue)



D. Criteria for Amendment Review

Amendments to the Flathead County Growth Policy and/or amendments to the plans adopted as addendas of the Growth Policy are reviewed for conformance with the amendment criteria found in Part 7 of Chapter 10 of the Flathead County Growth Policy.

E. Compliance With Public Notice Requirements

Adjacent property notification regarding the proposed map amendment was mailed to property owners within 150 feet of the subject property on May 20, 2015. Legal notice of the Planning Board public hearing on this application was published in the May 17, 2015 edition of the Daily Interlake.

F. Agency Referrals

Referrals for comment on the proposed amendment to the Kalispell City-County Master Plan Year 2010 were sent to the following agencies on April 9, 2015:

- Bonneville Power Administration
 - Reason: BPA has requested a copy of all agency referrals.
- Department of Natural Resources and Conservation
 - Reason: The property is located near the Whitefish River and may impact future supplies of water.
- Evergreen Water and Sewer District
 - Reason: The subject property has been annexed into the Evergreen Water and Sewer District.
- Evergreen Fire District
 - Reason: The subject property is located within the jurisdiction of the local fire district and increased development as a result of the Master Plan map amendment could impact the level of service demands.
- Flathead City-County Health Department; Environmental Health Services
 - Reason: Increased development as a result of the Master Plan map amendment may necessitate review by the Department.
- Flathead County Road and Bridge Department
 - Reason: The map amendment request has the potential to impact County infrastructure, should development occur in the future.
- Flathead County Sheriff
 - Reason: Potential development resulting from the proposed Master Plan map amendment could have an impact on existing public services.
- Flathead County Solid Waste
 - Reason: The type and amount of solid waste resulting from uses permitted within the requested Master Plan classification could have an impact on existing public services.
- Flathead County Weeds and Parks Department

- Reason: Potential development resulting from the proposed Master Plan map amendment could have an impact on existing public services.
- Flathead High School District
 - Reason: Potential development resulting from the proposed zoning map amendment could have an impact on existing school services.
- Edgerton School District
 - Reason: Potential development resulting from the proposed zoning map amendment could have an impact on existing school services.
- City of Kalispell Planning Department
 - Reason: The subject property is located in close proximity to the annexed jurisdiction of the city and increased development as a result of the Master Plan map amendment may necessitate annexation into and use of city infrastructure.
- Montana Fish Wildlife and Parks
 - Reason: Potential development resulting from the proposed Master Plan map amendment could have an impact on wildlife.

III. COMMENTS RECEIVED

A. Public Comments

As of the date of the completion of this staff report, no public comments have been received regarding the requested Master Plan map amendment. It is anticipated any member of the public wishing to provide comment on the proposed Master Plan map amendment will do so at the Planning Board public hearing scheduled for June 10, 2015. Any written comments received following the completion of this report will be provided to members of the Planning Board and Board of Commissioners and summarized during the public hearing.

B. Agency Comments

The following is a summarized list of agency comment received as of the date of the completion of this staff report:

- Flathead County Road & Bridge Department
 - Comment: “At this point the County Road Department does not have any comments either of these requests.” Letter dated April 14, 2015.
- Montana Fish, Wildlife and Parks
 - Comment: “Montana Fish, Wildlife & Parks has no comment regarding David Schmeeckle’s zone change request or master plan amendment.” Letter received April 20, 2015.
- Flathead County Weeds and Parks Department
 - Sent an email with a copy of a completed Soil Disturbance – Invasive Plant Management Plan on April 11, 2015.
- Flathead Environmental Health Department
 - Comment: “1. This subdivision was review (sic) in 1983. Lot 2 was approved for two single family dwelling units. It appears that the lot

has never been re-reviewed for the current use that includes mini-storage and newly proposed U-Haul rentals. The proposed use would require re-review of the Lot under the Sanitation in Subdivisions Act (Title 76, Chapter 4, Part 1). 2. A complaint was received September 16, 2014, alleging the septic system on the property was altered without a valid permit (Complaint #1392). Personnel from this office have been in contact with the owner regarding the complaint. The onsite wastewater treatment system which serves two individual living units must be replaced because the system was altered without a permit. This is still an open complaint.” Letter dated April 29, 2015.

- Bonneville Power Administration
 - Comment: “BPA does not have any objections to the approval of this request at this time.” Email dated April 13, 2015.

IV. EVALUATION OF PROPOSED NEIGHBORHOOD PLAN

A. Primary Plan Amendment Criteria

Pursuant to Chapter 10, Part 7 of the Flathead County Growth Policy, the following criteria shall be used when amending the Growth Policy. Therefore, the same criteria are used to review an amendment to a plan which has been adopted as an addenda of the Growth Policy per Chapter 11, Part 4 of the Flathead County Growth Policy.

i. Does the amendment affect overall compliance of the growth policy with 76-1-601, M.C.A.?

The Montana Code Annotated (M.C.A) 76-1-601 states in subsections “(2), *the extent to which a growth policy addresses the elements listed in subsection (3) is at the full discretion of the governing body.*” Staff evaluated the affect the proposed map amendment had on overall compliance of the Growth Policy with M.C.A. 76-1-601. Upon review of 76-1-601 M.C.A. staff determined which sections the proposed map amendment would impact. The following subsections of 76-1-601 M.C.A. appear applicable to the requested Master Plan map amendment:

(3) A growth policy must include

(b) Maps and text describing an inventory of existing characteristics and features of the jurisdictional area, including;

(i) Land uses;

(iv) Economic conditions

(v) Local services

(vi) Public services

(c) Projected trends for the life of the growth policy for each of the following elements:

(i) Land uses;

(iv) Economic conditions

(v) Local services

(vi) Public services

(d) A description of policies, regulations, and other measures to be implemented in order to achieve the goals and objectives established pursuant to subsections (3)(a)

(4) A growth policy may:

(a) Include one or more neighborhood plans. A neighborhood plan must be consist with the growth policy.

Section (3) of 76-1-601 M.C.A. is addressed in the application and it appears the proposed amendment would not affect the overall compliance of the Flathead County Growth Policy with 76-1-601, M.C.A. which states that the growth policy must include these topics, and the extent to which a growth policy addresses the elements listed in subsection (3) is at the discretion of the governing body. The proposed map amendment would not amend the Growth Policy Designated Land Use Map because the Designated Land Uses Map is a snap shot of the zoning in place when the plan was completed. While the Master Plan is a component of the Growth Policy, the applicant is seeking a map amendment that would amend the map for the Kalispell City-County Planning Jurisdiction Master Plan Map Year 2010, essentially altering the inventory of existing characteristics and changing the projected trends for land use, economic conditions, local services and public services within the growth policy.

The Master Plan map is a reflection of trends in land use, the projection of trends has changed since the plans adoption and the proposed map amendment would bring the Master Plan map up to date. The neighboring properties to the south are currently zoned I-1 Light Industrial and are used for industrial purposes. It is considered the map amendment would improve the accuracy of projected trends with the addition of industrial designation at the location of the subject property and would not remove any sections of the Growth Policy required by M.C.A.

The subject property is located adjacent to an area that has seen several zone changes to I-1 from residential since the creation of the Evergreen Zoning District most recently in 2004 (FZC-04-11). The zone change in 2004 was directly south of the property and was from R-1 to I-1. Additionally the City of Kalispell Growth Policy Future Land Use Map which dated on May 6, 2009 designates the properties to the east and south as industrial. It appears that the area designated industrial north of Highway 2 and south of the Stillwater River has expanded north to properties in the vicinity of the subject property. The trend in the vicinity of the subject property has been a conversion of residential uses to industrial uses.

Section (4) of 76-1-601 M.C.A. lists what a growth policy may contain. The Flathead County Growth Policy contains a list of existing neighborhood, local and regional land use plans including the Kalispell City-County Master Plan Year 2010, which was incorporated into the Growth Policy upon adoption of the Growth Policy. The Kalispell City-County Master Plan Year 2010 will remain an addenda of the Growth Policy.

Finding #1: The proposed Master Plan map amendment appears to not affect the overall compliance of the Growth Policy with 76-1-601 M.C.A. because the scope to which a growth policy addresses the elements listed in subsection (3) of 76-1-601 M.C.A. is at the discretion of the governing body, the amendment would improve the accuracy of projected trends, and the Kalispell City-County Master Plan Year 2010 will remain an addenda of the Growth Policy.

ii. Is the amendment based on existing characteristics and/or projected trends that are substantially different from those presented in the most recent update?

The applicant states, “The Kalispell City County Growth Policy adopted in 1986, is for the most part outdated with the exception of the identified deficiency of industrially designated property within the Plan Area. The proposed map amendment is, at least in a small part, trying to rectify the industrial deficiency. The applicant also recognizes that the (sic) much of the land zoned light industrial along Whitefish Stage is not supported by the Kalispell Master Plan. [...]. The proposed land use designation recognizes the neighboring zoning and the existing use on the subject parcel.”

As the applicant states, portions of the text in the Master Plan appear to support the proposed map amendment to industrial because text in Chapter 5 of the Master Plan reads, “*industrial development is sorely deficient. The entire Planning Jurisdiction contains only one-half (1/2) and Kalispell contains only one-fifth (1/5) of the industrially developed land normally found in a community of similar size.*” The plan also states that, “*By the year 2010, approximately 500 additional acres are projected to be needed to address anticipated growth. A major emphasis is to be placed on light industrial development which will not compromise the outstanding air and water quality for which the Flathead Valley is known.*”

Since the Master Plan was adopted the County’s population has risen from approximately 52,000 in 1980 to 94,924 residents in 2014, according to U.S. Census data. As previously stated, the subject property is located adjacent to an area that has seen several zone changes to I-1 from residential since the creation of the Evergreen Zoning District most recently in 2004 (FZC-04-11). The zone change in 2004 was directly south of the property and was from R-1 to I-1. The trend in the vicinity of the property since the most recent update of the Kalispell City-County Master Plan has been a conversion of residential uses into industrial uses and this amendment would reflect the change in trend.

Additionally the City of Kalispell Growth Policy Future Land Use Map which is dated May 6, 2009 designates the properties to the east and south as industrial. It appears that the area designated industrial north of U.S. Highway 2 and south of the Stillwater River has expanded north to properties in the vicinity of the subject property.

Figure 7.1 of the Master Plan, found on page 57a, indicates 5,060 average daily trips of traffic (ADT) in 1991 along Whitefish Stage Road south of West Reserve Drive. According to traffic count conducted by the Flathead County Road and

Bridge Department between June 24, 1997 and June 31, 1997 on Whitefish Stage south of Reserve, Whitefish Stage has 4,284 average daily trips. The County does not have more recent traffic counts for Whitefish Stage in that area. Staff conducted research to find the most recent available data regarding the average daily traffic for Whitefish Stage Road. Upon searching the Montana Department of Transportation (MDT) website, staff found a study done by City of Kalispell, MDT and Federal Highway Administration, which was incorporated into the Kalispell Area Transportation Plan (2006 Update). The traffic counts from 2003 indicate the average daily traffic to be 7,830. Projections for the year 2015 found on page 58a Figure 7.4 illustrate average daily traffic to be 15,000 on Whitefish Stage Road. The most recent ADT along Whitefish Stage Road is far less than the Master Plan's projected ADT for 2015. However, the last count for Whitefish Stage south of West Reserve was 12 years ago.

Using standard trip generation, residential uses generate traffic at typically 10 vehicle trips per dwelling for single family. The property is approximately 93566.88 square feet in size and the minimum lot size for the current R-5 zone is 5,400 square feet. In typical subdivisions 30% of the lot is dedicated to infrastructure leaving 70% of the lot for single family lots. Approximately 12 single family homes could be constructed on the subject, which would generate 120 average daily trips.

According to the ITE Trip Generation Manual 5th Edition "General Light Industrial" generates approximately 51.80 average daily trips per acre for a weekday. The subject property is approximately 2.148 acres therefore the property has the potential to generate 111 average daily trips. The average daily trips for light industrial would be slightly less than if the property was developed with residential. Additionally the Flathead County Road Department had no comment regarding this proposal. The proposal would not increase traffic on Whitefish Stage and would still remain under the average daily traffic projections on Whitefish Stage for 2015.

Finding #2: It appears the amendment is based on both existing characteristics and projected trends that are substantially different from the most recent update of the Master Plan because the plan identifies a deficiency of industrially designated properties and this amendment would add industrial land, the most recent traffic counts are far less than those projected by the Master Plan for the year 2015 so Whitefish Stage will likely be able to accommodate any traffic generated by the proposal and the trend in the area has been a conversion of residential land to industrial.

iii. Does the amendment create inconsistencies within the document?

Staff evaluated the Master Plan to determine if the proposed map amendment would create inconsistencies within the Master Plan. Upon review of the Master Plan staff determined which text, goals and objectives the proposed map amendment may impact.

The Kalispell City-County Master Plan Year 2010 serves as a localized planning tool for the area surrounding the City of Kalispell, and the Master Plan was

incorporated into the Growth Policy to provide more specific guidance on future development and land use decisions within the plan area at the local level. The Kalispell City-County Master Plan Year 2010 states, *“The Master Plan is composed of three major components –The Text, the Master Plan Map, and Goals and Objectives. All three of these components are equally important and must be equally weighed. To adequately interpret and implement the Plan, all three must be consulted for insight and direction. Relying on only one component will not always give a clear picture of the broad community concepts or the spirit of the Plan. Or worse, it may lead to a twisting or manipulation of the Plan.”*

It appears the proposed map amendment is supported by the text of the Master Plan. Text in Chapter 5 of the Kalispell City-County Master Plan Year 2010 reads *“industrial development is sorely deficient. The entire Planning Jurisdiction contains only one-half (1/2) and Kalispell contains only one-fifth (1/5) of the industrially developed land normally found in a community of similar size.”* The plan also states that, *“a major emphasis is to be placed on light industrial development which will not compromise the outstanding air and water quality for which the Flathead Valley is known and provides,”* and *“industrial land and development provides a twofold benefit to an area. First, industrial land is a major component of the local tax base. Typically, industrial lands pay a far greater proportion in taxes than are received back in services. Second, industrial developments are a major source of employment and usually create additional local employment via the multiplier effect. Industrial development on the average is responsible for creating 1.5 to 2 additional local supports, service or retail jobs (non-basic) for each industrial (basic) job in a given area.”*

Chapter 5 Land Uses of the Master Plan defines light industrial as, *“A district which includes manufacturing, fabricating, processing, storage, and transportation uses that do not create nuisances such as noise, dust, heat, odor, smoke, vibrations, etc. Districts should have immediate access to air, rail, and arterial or collector streets. Community water and sewer accessibility is important. Districts should not be located adjacent to residential or light intensity commercial districts. If so located, adequate buffering and setbacks must be incorporated. Direct ingress-egress into residential neighborhoods must be avoided.”*

The property is located between residential to the north, east and west and industrial to the south. The property will not have direct access into a residential neighborhood. The property is located within the Evergreen Water and Sewer District but no services are provided and the property is located on Whitefish Stage which is classified as a county collector.

The Master Plan also discusses locations for light industrial districts as, *“Planned for adjacent to the municipal airport, adjacent, to the Burlington Northern tracks in uptown Kalispell and on the northern fringes of the Kalispell Planning Jurisdiction at the Highway 93- West Reserve Drive intersection and the Highway 2 – Reserve Drive intersection.”*

The City of Kalispell is undergoing an effort to remove the railroad tracks from town and build an industrial park on the east side of town in the vicinity of the subject property. Since the adoption of the Master Plan the area around the intersection of West Reserve Drive and U.S. Highway 93 has been developed with commercial uses and residential apartments. The proposed industrial zoning is located on Whitefish Stage and adjacent to land zoned industrial but not an area specifically mentioned in the Master Plan.

Addressing environmental considerations for new growth within the plan area, Figure 6 of the plan shows growth deterrents including floodplain, steep slopes and unfavorable soils and Figure 6A of the Master Plan illustrates areas of prime farmland within the Kalispell City-County Planning Jurisdiction. It appears that the property is not located in an area where growth is deterred and according to FEMA FIRM panel 30029C1810H is situated in an un-shaded Zone X, which is classified as an area outside the 500-year floodplain. It also appears the subject property is located outside the area designated as prime farmland. There appear to be no environmental constraints on the subject property.

Finding #3: The proposed map amendment appears to comply with the text of the Kalispell City-County Master Plan that discusses the attributes of where light industrial should be located because the Master Plan notes a deficiency in industrial uses within the planning area, the proposal would add industrial acreage, the subject property is located adjacent to industrial zoning, the subject property is located within the Evergreen Water and Sewer District but is not served by the district and there appear to be no environmental constraints on the property.

The following goals and objectives of the Master Plan appear applicable to the proposed Master Plan map amendment, and generally indicate consistency with the proposal:

3. **Environment** – *Air, water, open space and scenic vistas unhindered by pollution, blight or other factors.*
 - a. *Establish strict standards for all development which occurs in environmentally sensitive or critical areas such as floodplains, lakeshores, drainage ways or excessive slope areas.*
 - b. *Where appropriate, preserve areas within the 100 year floodplain in a natural state as parkland, wildlife habitat, open space or agriculture.*
 - The subject property is not located within the 100-year floodplain, Wildland Urban Interface and does not contain steep slopes and currently developed with mini-storage.
6. **Economy**
 - g. *Promote the location of business and clean light industrial so as to provide job opportunities and maintain Kalispell's position as a retail shopping center for northwest Montana.*
 - The applicant states, "The proposed map amendment is in proximity to lands already zoned Light Industrial. In addition, the

City of Kalispell is in the process of converting the old McElroy Site on Whitefish Stage as a new industrial park.”

- The proposed amendment along with the proposed zone change would promote clean light industrial because it would allow for additional acreage zoned I-1 and the definition of the I-1 zone states, “A district to provide areas of light industrial uses and services that typically do not create objectionable by-products (such as dirt, noise, glare, heat, odors, smoke, etc.), which extend beyond the lot lines. It is also intended that the encroachment of non-industrial uses within the district be prevented other than those listed herein” [Section 3.27 FCZR].

7. Land Use – *The orderly development of the planning jurisdiction with ample space for future growth while, at the same time, ensuring compatibility of adjacent land uses.*

- The subject property is located adjacent to existing I-1 zoning and the property currently contains a use that is permitted within the proposed I-1 zoning. The application states, “The proposed Plan Amendment will expand the neighboring light industrial designation and also recognize the existing uses located on a portion of the site.”
- e.** *Establish additional areas for light industrial expansion within or directly adjacent to the city. Target clean light industrial uses around the airport away from height restricted areas to serve as a buffer for adjacent land uses and to take advantage of airport transportation services.*
 - The application states, “Although not directly adjacent to the City, the property is located along a major collector road with light industrial zoning adjacent.” The proposed map amendment would establish additional areas for light industrial near annexed areas of the city.

8. Public Facilities – *An economical, balanced distribution of public facilities and services throughout the planning jurisdiction for present and anticipated future residents.*

- a.** *Designate areas of future development which are already serviced or area in areas which can be economically serviced by water and sewer, police and fire protection, etc.*
 - The application states, “Like the neighboring properties, the site is within the Evergreen Fire District and served by Flathead County Sheriff Office. The sites are currently served by on-site are currently served by on-site sewer and water.”
 - The property is not located directly adjacent to the City of Kalispell, but it is less than a tenth of a mile from the city limits. The subject property is located within the Evergreen Water and Sewer District but is not currently served by public water and sewer. The property is within Evergreen Fire District and served by the Flathead County Sherriff’s office. It appears that the subject

property could be economically serviced by water and sewer, police and fire protection.

Finding #4: The proposed Master Plan map amendment appears to generally comply with the goals and objectives of Kalispell City-County Master Plan Year 2010 because the property is in the vicinity of the new City of Kalispell Industrial Park, the property is not located within the floodplain, it would establish additional areas for light industrial near annexed areas of the city and the property is located within the Evergreen Water and Sewer District.

iv. Does the amendment further protect and comply with the seven elements of the public's vision for the future of Flathead County?

1. Protect the Views

According to the Flathead County Growth Policy a characteristic that residents cherish is views of open space. The property is located on Whitefish Stage and currently developed with mini-storage. According to the application, "The subject property is mostly developed with light industrial uses including mini-storage. The neighboring property is mostly developed with light industrial uses and two mobile home parks. The proposed Master Plan Amendment and Zone Change will not impact the view as the uses are mostly in place. There are no views of the Stillwater River from these properties and only limited views of the mountains to the east." The owner would like to expand his non-conforming use by adding U-haul rental to the existing mini-storage. Because the property is currently developed it is unlikely that a change in land use designation would impact the views.

2. Promote a Diverse Economy

The Growth Policy states that residents desire a diverse economy that respects the heritage as a primary producer of the county and promotes development of other sectors of the economy not traditionally found in rural Montana. The application states, "There is a shortage of light industrial property in the Kalispell Plan area. The proposed Plan Amendment will promote diversity in the economy by providing for light industrial business to expand on the site where it already exists." The proposed Master Plan map amendment would allow for the expansion of an existing business which could generate additional jobs and additional light industrial land promotes an adverse economy.

3. Manage Transportation

According to the Growth Policy, residents documented how increasing traffic reminded them of a growing suburban community and how a Growth Policy should address traffic volume, flow and safety. The subject property will be accessed via Whitefish Stage. Whitefish Stage is a paved two lane County collector.

According to traffic count conducted by the Flathead County Road and Bridge Department between June 24, 1997 and June 31, 1997 on Whitefish Stage south of Reserve, Whitefish Stage has 4,284 average daily trips. The County does not have more recent traffic counts for Whitefish Stage in that area.

Staff conducted research to find the most recent available data regarding the average daily traffic for Whitefish Stage Road. Upon searching the Montana Department of Transportation (MDT) website, staff found a study done by City of Kalispell, MDT and Federal Highway Administration, which was incorporated into the Kalispell Area Transportation Plan (2006 Update). The traffic counts from 2003 indicate the average daily traffic to be 7,830.

Using standard trip generation, residential uses generate traffic at typically 10 vehicle trips per dwelling for single family. The property is approximately 93566.88 square feet in size and the minimum lot size for the current R-5 zone is 5,400 square feet. In typical subdivisions 30 % of the lot is dedicated to infrastructure leaving 70% of the lot for single family lots. Approximately 12 single family homes could be constructed on the subject, which would generate 120 average daily trips.

According to the ITE Trip Generation Manual 5th Edition “General Light Industrial” generates approximately 51.80 average daily trips per acre for a weekday. The subject property is approximately 2.148 acres therefore the property has the potential to generate 111 average daily trips. The average daily trips for light industrial has the potential to be slightly less than if the property was developed with residential. Additionally the Flathead County Road Department had no comment regarding this proposal.

The applicant states, “The property is located along Whitefish Stage which is a major collect (sic) road for the Kalispell/Evergreen area. Whitefish Stage is a two lane road with a 35 mph speed limit in this location. Traffic along Whitefish Stage is free flowing with no stops between Reserve Drive and Oregon Street.”

4. Maintain the Identity of Rural Communities

The vision to maintain the identity of the rural communities set forth in the Growth Policy is defined as the ability to live “the simple life” and own land in a safe, quiet, environmentally pristine neighborhood away from cities by residents of the county. The applicant states that, “The proposed map amendment is in the urban area of Kalispell/Evergreen. Located just outside the City limits of Kalispell, the property is not considered rural.” Since the Master Plan was adopted the Whitefish Stage corridor has seen steady growth and the majority of that growth has occurred south of Reserve Drive. The proposed map amendment is located in an urbanized area of the county.

5. Protect Access to and Interaction with Parks and Recreation

The Growth Policy states a concern raised by residents was continued access to public lands and water bodies. The application states that the proposed map amendment will not impact access to, or interaction with any park or recreational activities. The nearest county park is Hillcrest Park which is less than a tenth of a mile to the north of the subject property. Additionally Lawrence Park, in the City of Kalispell, is located a tenth of a mile away on the west side of the Stillwater River but not located on a body of water. Lawrence Park and Hillcrest Park are connected via a bicycle path on

Whitefish Stage. It does not appear that the proposed map amendment would impact access to and interaction with parks in recreation in the area.

6. Properly Manage and Protect the Natural and Human Environment

According to the Growth Policy a theme commonly expressed by residents was responsible management of the natural and human environment. Many residents expressed a desire to protect the lakes, rivers, ponds, groundwater and air quality. The subject property is not located along a river, lake or pond and the definition of the proposed *'Light Industrial'* designation states, *"A district which includes manufacturing, fabricating, processing, storage, and transportation uses that do not create nuisances such as noise, dust, heat, odor, smoke, vibrations, etc."* It appears that the proposed amendment would not negatively impact the natural and human environment.

7. Preserve the Rights of Private Property Owners

The Growth Policy seeks to achieve balance by respecting the cultural heritage of private property ownership in Montana and protecting the same rights of all residents. The proposed map amendment appears to protect the rights private property owners because the applicant would be able to expand his existing mini-storage use if the master plan map amendment and zone change are approve. The master plan amendment would likely not impact the properties to the south and east because they currently contain industrial uses and this amendment would allow for the extension of industrial uses.

Finding #5: The map amendment appears to predominantly protect and comply with the seven elements of the public's vision for the county because would allow for the expansion of an existing business which could generate additional jobs and additional light industrial land promotes an diverse economy, the amendment would allow for increased light manufacturing, the property is in close proximity to Kalispell, would not alter the access of residents to public lands or water bodies, and would protect the rights of private property owners.

v. Has the proposed amendment undergone a sufficient process of county-wide, public participation and review?

Adjacent property notification was sent out for the Master Plan map amendment along with the zoning map amendment application which was submitted along with the Master Plan Map amendment. Therefore adjacent property notification regarding the proposed amendment was mailed to property owners within 150 feet of the subject properties on May 20, 2015. Legal notice of the Planning Board public hearing on this application was published in the May 24, 2015 edition of the Daily Interlake. It is anticipated any member of the public wishing to provide comment on the proposed zoning map amendment may do so at the Planning Board public hearing scheduled for June 10, 2015.

Finding #6: The proposed Master Plan map amendment will undergo a sufficient process of county-wide public participation and review because adjacent property owners were notified, legal notice of the Planning Board Public hearing was

posted in the Daily Interlake and the public will be given a chance to comment during the public hearing and a public hearing will be held on June 10, 2015.

B. Secondary Plan Amendment Criteria

The Master Plan does anticipate that the plan would require periodic review and revision, because the various recommendations delineated in this study are based upon prevailing needs or deficiencies and past trends, as social and economic conditions vary, the needs and desires as well as the deficiencies of the Kalispell area will vary. However the Kalispell City-County Master Plan Year 2010 does not establish unique amendment criteria.

V. SUMMARY OF FINDINGS

1. The proposed Master Plan map amendment appears to not affect the overall compliance of the Growth Policy with 76-1-601 M.C.A. because the scope to which a growth policy addresses the elements listed in subsection (3) of 76-1-601 M.C.A. is at the discretion of the governing body, the amendment would improve the accuracy of projected trends, and the Kalispell City-County Master Plan Year 2010 will remain an addenda of the Growth Policy.
2. It appears the amendment is based on both existing characteristics and projected trends that are substantially different from the most recent update of the Master Plan because the plan identifies a deficiency of industrially designated properties and this amendment would add industrial land, the most recent traffic counts are far less than those projected by the Master Plan for the year 2015 so Whitefish Stage will likely be able to accommodate any traffic generated by the proposal and the trend in the area has been a conversion of residential land to industrial.
3. The proposed map amendment appears to comply with the text of the Kalispell City-County Master Plan that discusses the attributes of where light industrial should be located because the Master Plan notes a deficiency in industrial uses within the planning area, the proposal would add industrial acreage, the subject property is located adjacent to industrial zoning, the subject property is located within the Evergreen Water and Sewer District but is not served by the district and there appear to be no environmental constraints on the property.
4. The proposed Master Plan map amendment appears to generally comply with the goals and objectives of Kalispell City-County Master Plan Year 2010 because the property is in the vicinity of the new City of Kalispell Industrial Park, the property is not located within the floodplain, it would establish additional areas for light industrial near annexed areas of the city and the property is located within the Evergreen Water and Sewer District.
5. The map amendment appears to predominantly protect and comply with the seven elements of the public's vision for the county because would allow for the expansion of an existing business which could generate additional jobs and additional light industrial land promotes an diverse economy, the amendment would allow for increased light manufacturing, the property is in close proximity to Kalispell, would not alter the access of residents to public lands or water bodies, and would protect the rights of private property owners.

6. The proposed Master Plan map amendment will undergo a sufficient process of county-wide public participation and review because adjacent property owners were notified, legal notice of the Planning Board Public hearing was posted in the Daily Interlake and the public will be given a chance to comment during the public hearing and a public hearing will be held on June 10, 2015.

VI. SUMMARY

Per Chapter 11 Part 4 of the Flathead County Growth Policy existing plans previously adopted by Flathead County were incorporated into the Growth Policy as addenda upon adoption of the Flathead County Growth Policy. As such the review and evaluation by the staff of the Planning Board comparing the proposed Kalispell City-County Master Plan Map Year 2010 amendment to the criteria for evaluation of amendment requests found in Chapter 10 Part 7 of the Flathead County Growth Policy has found the proposal to generally comply with the review criteria, based upon the Findings of Fact cited above.

Planner: EKM